



THE CITY OF SAN DIEGO

MAYOR DICK MURPHY

## **San Diego Science & Technology Commission MEETING MINUTES**

The San Diego Science and Technology Commission held a special meeting on Wednesday, September 18, 2002, at 3:00 p.m., at VIADUX , located at 9890 Towne Centre Drive, San Diego, CA.

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- I. **CALL TO ORDER/ROLL CALL:** Dr. Martha Dennis, SDST&C Chair, called the meeting to order at 6 p.m. Members present: Craig Andrews, Hui Cai, John Cohen, Scott Corlett, Dr. Martha Dennis, Dr. Tom Dillon, Vicki Marion, Susan Myrland, Alberto Mier y Teran, Richard Polanco, Jr., and Carrie Stone. Members absent: Steven Briggs, David Hale, Craig Irving, Douglas Gray, Deborah Luce, and Julie Meier Wright.

Others Present: Scott Baldwin representing McGraw Baldwin Architects, Diane Bright representing the Community College District, Eric Bruvold representing San Diego Regional Economic Development Corporation, Richard Chavez representing SANDAG, Anne Neville Davis representing the San Diego Community Tech Coalition, Jearl O'Neal representing San Diego Data Processing Corporation, Tyler Orion representing the Regional Technology Alliance, Joe Panetta representing BIOCUM San Diego, Tracie Umbreit representing the San Diego Urban League, Alice Tana representing the Golden Triangle Planning Group and the Small Business Advisory Board; and Community & Economic Development Department staff members Gary DeBusschere, Toni Dillon, Russ Gibbon, Tina Hines, Ana Maria Jaramillo, Mike Jenkins, and Jeff Kavar.

- II. **PUBLIC COMMENT:** None.

- III. **APPROVAL OF MINUTES FOR JUNE 26, 2002**  
(MOTION/SECOND/Dillon/Dennis/UNANIMOUS)

- IV. **COMMUNITY AND ECONOMIC DEVELOPMENT REPORT TO COMMISSION**

Preservation of Industrial Land – Where Will the Tech Companies Grow?: Guest speakers Richard Chavez (SANDAG) provided information in response to the Commission's request for information concerning the traffic impacts of concepts presented in the June 5, 2002, Report to the Science & Technology Commission. Chavez summarized the Regional Transportation Plan (RTP), entitled MOBILITY 2030. According to Chavez, the RTP specifically addresses the relationship of the land-use transportation, systems development, demand management and systems management of transportation networks. Additionally, the RTP outlines planned transit services and transportation networks from major residential areas to major employment areas. Infrastructure investment for the San Diego region was also discussed, including the expansion of transit, managed/HOV and general-purpose lanes, adding and/or expanding general-purpose and HOV connectors. Three proposed financing options were detailed

for the completion of this infrastructure investment. In conclusion, Chavez advised the Commissioners that SANDAG will be soliciting comments on the preliminary RTP that will be released on October 24th or 25<sup>th</sup>, 2002. Comments can be electronically delivered by logging on to the [keepsandiegomoving.org](http://keepsandiegomoving.org) website.

Russ Gibbon and Gary DeBusschere (Community & Economic Development) updated the Commission on the previously discussed solutions of A) limiting the “manufacturing-industrial park” IP zones (IP-1-1, IP-2-1) to industrial users and creation of a new Industrial Park Zone IP-3-1 in the Rancho Bernardo and Sorrento Mesa Areas; B.) increasing the allowable Floor Area Ratio (FAR) in the Kearny Mesa Area from 0.5:1 to 2:1; and C) accelerating the development of industrial designated land in Otay Mesa & Mission Gorge.

Gibbon discussed the concept of preserving industrial lands, and reported that this initiative may actually reduce congestion. Specifically, he noted that the proposal to limit non-industrial office uses in the technology dominated communities of Rancho Bernardo and Sorrento Mesa would likely reduce traffic in North City because the majority of employees that work for technology firms live primarily in North City communities and North county cities, while office users draw significant numbers of employees from central and southern communities. Preserving the northern industrial parks for technology firms would not only reduce operating costs for these firms, but would also reduce the amount of south to north commuting caused by general office users who locate their offices in these northern industrial parks. Increasing the density of Kearny Mesa by increasing the Floor Area Ratio (FAR) would not only reduce occupancy costs for technology firms in all communities because of increased vacancy availability, but would also reduce traffic congestion by encouraging general office firms to locate in a central area at the hub of their employees’ commuting patterns. Gibbon noted that while traffic congestion would undoubtedly increase in Kearny Mesa due to increased office density, the traffic options provided by SANDAG would mitigate part of that increased congestion. An improved jobs/housing balance resulting from increased residential densities (as proposed in the “City of Villages” plan) should also mitigate those traffic impacts to a level less than what would otherwise result from a given FAR increase. Finally, Gibbon explained that the proposed Mission Gorge Technology Park would be coupled with a re-zone of the subject properties to the new IL-1-1 industrial zone. Gibbon explained that the IL-1-1 industrial zone is a pure industrial zone which does not allow general office or other commercial uses, and would therefore result in less traffic impacts than the IL-3-1 and IL-2-1 general industrial zones (former M-1-A and M-1-B zones) currently in place or contemplated by the Navajo Community Plan.

DeBusschere focused on Solution C., the accelerated development of industrial designated land located in the Mission Gorge area. He described the 400 gross acres site, currently used for gravel production, has the potential for a net developable 200 acre business park with excellent access to multi-family housing, schools, other technology sites, SDSU, commercial centers, the recreational facilities of Mission Trails Regional Park and the adjacent golf course, and the San Diego Trolley Grantville station. DeBusschere asked the Commission to approve \$50,000 of SDT&C funding to conduct consultant studies of 1.) the “infrastructure financing district” method of financing and 2.) the traffic impacts of developing the Mission Gorge Technology Park. He noted that the infrastructure financing district study would provide “portable” information for other developable sites in the City.

In the ensuing discussion, it was noted that most of the Mission Gorge site is under a single owner who can develop the site under current entitlements. The City's involvement is to encourage site development at a higher use, i.e., high technology firms. A letter addressed to the Commissioners from District 7 City Councilmember Jim Madaffer was read; Scott Baldwin, Principal of McGraw Baldwin Architects, presented a basic architectural rendition of this site as it could be configured and developed to attract high tech firms; Joe Panetta, Executive Director of BIOCOM, stated that that assisting this development would alleviate some of the pressure caused by the shortage of developable land for high tech firms; Eric Bruvold, VP of Policy Development from San Diego Regional Economic Development, read a letter of support from Commissioner Julie Meier Wright, who was unable to attend the meeting.

It was moved and seconded that the Commission approve the request for \$50,000 in SDST&C funds to hire consultants to study the infrastructure financing district approach to financing and to study traffic impacts from the proposed development of a Mission Gorge Technology Park. (MOTION/SECOND/Dillon/Mier y Teran/ UNANIMOUS).

## V. DIGITAL DIVIDE REPORT UPDATE

Toni Dillon (Community & Economic Development) presented a summary of policy recommendations from the SDST&C's draft Digital Divide Report. Dillon said that the Digital Divide could be defined as a lack of digital resources due to financial limitations, training limitations, and intellectual acceptance. Although 80% of households in San Diego have access to digital connectivity there is still a gap in resources among those in lower socio-economic brackets, in African American and Hispanic households, and in single head of household families. As a part of the implementation process for Digital Inclusion, Dillon suggested strong strategic alliances with individual City of San Diego Departments and agencies, the County of San Diego, school districts, universities and the community colleges, foundations, private sector technology firms, and other interested digital divide resources and organizations. The San Diego Community Tech Coalition, the San Diego Community College District, the San Diego Futures Foundation, and the San Diego Regional Technology Alliance all extended their support for the Commission's efforts to elevate the Digital Inclusion as a City policy issue to develop a Digital Divide Plan.

During the ensuing discussion, Dr. Dennis reported on an introductory meeting on September 10, 2002, in which a Digital Inclusion partnership was discussed between Community & Economic Development and San Diego Data Processing Corp. Dr. Dennis invited the Commission members to attend the next scheduled meeting of this group on October 14, 2002. Dr. Dennis reported that Ms. Myrland had offered to arrange a tour of several community technology centers for interested Commission members and City staff. Ms. Myrland commented that the City of San Diego should take a leadership position in the development of a regional technology plan. Toni Dillon suggested that the Digital Divide sub-committee should meet to consider approaches to preparing a regional plan. Dr. Dennis recognized Ms. Stone for chairing the Digital Divide sub-committee, and Mr. Corlett, Mr. Cohen, and Ms. Myrland as members; Ms. Stone thanked Ms. Myrland for developing and writing the Report.

After discussion regarding funding for a Regional Digital Divide Plan, it was suggested that, prior to budgeting for that purpose, a report on the Commission's financial situation be presented at the next meeting.

Jearl O'Neal (SDDPC) discussed SDDPC's relationship to the City of San Diego, and introduced SDDPC's portal technology project and how that project could contribute to a hardware/software technology model of economic development. He also supported establishing a partnership between the SDS&TC and SDDPC on the issue of bridging the digital divide, including such areas as software training, refurbishing computer hardware, and connecting citizens to Internet.

After discussion on the portal technology, it was moved that a sub-committee be created to review the portal technology options for the Commission. (MOTION/SECONDED/ Polanco/Marion/UNANIMOUS) Mr. Polanco offered to chair this sub-committee, with Ms. Marion, Mr. Mier y Teran, Mr. Andrews and Mr. Cohen agreeing to join the sub-committee.

## VII. UPCOMING MEETINGS

Regularly scheduled meeting: The next meeting will be held on October 23<sup>rd</sup> at the regularly scheduled meeting time of 3:00 p.m. to 5:00 p.m.

## VIII. ADJOURN: With no further business to discuss, Dr. Dennis adjourned the meeting at 5:15 p.m.